144.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	830,400 /	830,400
USE VALUE:	830,400 /	830,400
ASSESSED:	830,400 /	830,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORMLEY BRENDAN/TRUSTEE
Owner 2:	GORMLEY FAMILY TRUST
Owner 3:	
Street 1:	29 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY BRENDAN-MARGARET M -
Owner 2:	-
Street 1:	29 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6166.000	342,000	4,400	484,000	830,400
Total Card	0.142	342,000	4,400	484,000	830,400
Total Parcel	0.142	342,000	4,400	484,000	830,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.52 | /Parcel: 395.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94285
GIS Ref	
GIS Ref	
Insp Date	02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0007.0

!11257!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,000	4400	6,166.	484,000	830,400		Year end	12/23/2021
2021	101	FV	331,800	4400	6,166.	484,000	820,200		Year End Roll	12/10/2020
2020	101	FV	331,800	4400	6,166.	484,000	820,200	820,200	Year End Roll	12/18/2019
2019	101	FV	252,000	4400	6,166.	453,700	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	260,100	4400	6,166.	375,100	639,600	639,600	Year End Roll	12/20/2017
2017	101	FV	260,100	4400	6,166.	344,800	609,300	609,300	Year End Roll	1/3/2017
2016	101	FV	260,100	4400	6,166.	314,600	579,100	579,100	Year End	1/4/2016
2015	101	FV	245,900	4400	6,166.	308,500	558,800	558,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:11:40

LAST REV

Date	Time
10/22/21	09:31:01
apro	

USER DEFINED

Prior Id # 1:	94285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY BRENDAN	35910-296		7/17/2002	Family		No	No		
	12197-679		5/2/1972		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	667	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6166		Sq. Ft.	Site		0	80.	0.98	9									483,987						484,000	

Total AC/HA:	0.14155	Total SF/SM:	6166	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,987	Spl Credit		Total: 484,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26011038
Const Adj.:	0.98990101
Adj $ / SQ:	162.160
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420191
Depreciation:	78156
Depreciated Total:	342036

COMMENTS

PDAS OTHR FIX BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

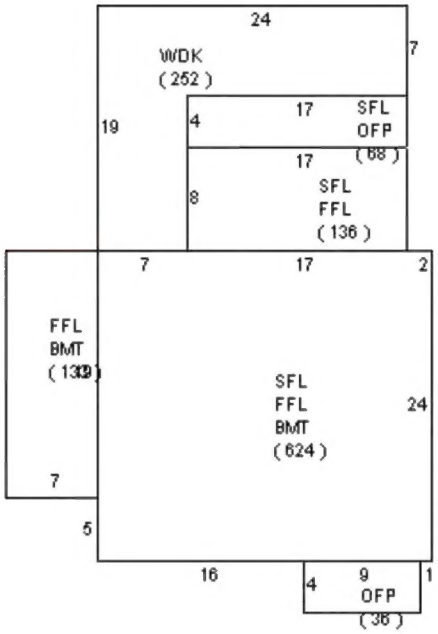
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.16
Special Features:	0	Val/Su Net:	120.68
Final Total:	342000	Val/Su SzAd	198.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	893	162.160	144,809
SFL	Second Floor	828	162.160	134,268
BMT	Basement	757	64.460	48,795
WDK	Deck	252	9.870	2,487
OFP	Open Porch	104	32.040	3,332

Net Sketched Area:	2,834			Total:	333,691
Size Ad	1721	Gross Area	2834	FinArea	2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	101			4,400			4,400

More: N	Total Yard Items:	4,400	Total Special Featues:		Total: 4,400

PARCEL ID

144.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc